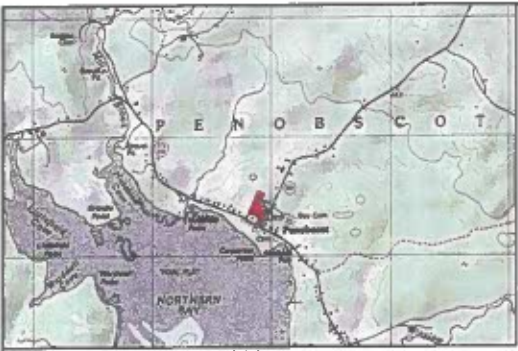




- LEGEND**
STANDARD SYMBOLS WHICH MAY APPEAR ON THIS DRAWING
- 5/8" IRON ROD SET WITH CAP I.D. MARKED "PLS 2449"
 - IRON ROD, PIPE OR DRILL HOLE FOUND AS NOTED
 - ANGLE POINT, NOT MONUMENTED
 - UTILITY POLE
 - STREET SIGN
 - GUY WIRE
 - OVERHEAD WIRES
 - PROPERTY LINE WITH BEARING AND DISTANCE
 - INTERMEDIATE CONTOUR
 - INDEX CONTOUR
 - GROUND ELEVATION
 - 36" DBH LOCUST TREE
 - 15" DBH POPLAR TREE
 - STONE LANDSCAPING WALL
 - ELEVATION OF PIPE INVERT
 - 12" DIAMETER CORRUGATED PLASTIC PIPE
 - 12" DIAMETER PVC PIPE
 - 12" DIAMETER CORRUGATED METAL PIPE
 - APPROXIMATE LOCATION
 - FINISH FLOOR ELEVATION=43.8
 - AREA OF WETLANDS
 - EDGE OF WETLANDS (SEE NOTE 7)
 - STREAM
 - WETLANDS OF SPECIAL SIGNIFICANCE (WOSS)

- Well
- Mulch berm around perimeter of all disturbed area. Loam, seed & mulching after project complete. All other areas grass with fir trees.
- Motion detection lighting/lamp post to code.
- Evergreen Fir tree
- Grass
- F-Type Catch Basin to collect surface water & runoff 4'-5' deep
- underground electrical
- Drywell catch basin deleted & filled in

land of
ELIZABETH DAUS
DOUGLAS R. CAMPBELL
October 23, 2020
Book 7066 Page 252
Tax Map 23 Lot 14
see Note 48

land of
ELIZABETH DAUS
DOUGLAS R. CAMPBELL
October 23, 2020
Book 7066 Page 252
Tax Map 23 Lot 14
see Note 48

- NOTES:**
- HORIZONTAL COORDINATE SYSTEM AND NORTH ORIENTATION ARE BASED UPON THE MAINS COORDINATE SYSTEM OF 2003, CENTRAL ZONE (NAD 83, NAD 2011) AND WERE DETERMINED BY REAL-TIME KINEMATIC GNSS TECHNIQUES.
 - ELEVATIONS AS REFERENCED HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS DETERMINED BY REAL-TIME KINEMATIC GNSS TECHNIQUES.
 - A RIGHT OF WAY, 33 FEET IN WIDTH, WAS RESERVED IN THE DEED FROM PENOBSCOT NURSING HOME TO THE INHABITANTS OF THE TOWN OF PENOBSCOT IN DEED BOOK 2884 PAGE 177 FOR THE BENEFIT OF RESERVING LAND OF PENOBSCOT NURSING HOME. LATER CONVEYED TO THE INHABITANTS OF PENOBSCOT IN DEED BOOK 3143 PAGE 167. NO RIGHT OF WAY WAS GRANTED TO THE INHABITANTS OF THE TOWN OF PENOBSCOT IN BOOK 3143 PAGE 167.
 - PLAN REFERENCES:
 - A. PLAN ENTITLED "PLAN OF BOUNDARY SURVEY FOR: PENOBSCOT ELEMENTARY SCHOOL, ROUTE 199, PENOBSCOT, MAINE", DATED AUGUST 18, 2021, BY RICHARD I. BOWEN, PLS 2221.
 - B. PLAN ENTITLED "BOUNDARY SURVEY OF THE RICHARD B. & CHRISTINE A. GRIMM PROPERTY FOR THE U.S. ARMY CORPS OF ENGINEERS HOUSING ASSISTANCE PROGRAM, 19 BAYVIEW ROAD, PENOBSCOT, HANCOCK COUNTY, MAINE", DATED AUGUST 18, 2011, BY SAGE COLLINS SURVEYING, INC., PLS 1300.
 - THE CONTOUR LINES AS SHOWN HEREON ARE A BLEND OF ELEVATION DATA OBTAINED VIA AN ON-SITE GROUND SURVEY IN FEBRUARY 2023 AND USAR DATA AVAILABLE THROUGH THE MAINE OFFICE OF GIS. THE USAR DATA WAS OBTAINED IN THE YEARS 2010 AND 2011. ANY CHANGES TO THE TOPOGRAPHY OTHER THAN MADE OR BY EROSION MAY NOT BE REFLECTED IN THE CONTOURS THAT ARE SHOWN HEREON OUTSIDE OF THE AREA OF INTEREST (IMPROVED PORTIONS OF PROPERTY).
 - THE ROAD LINE OF ROUTE 175 AND ROUTE 199 AS SHOWN HEREON IS ASSUMED TO BE TWO ROADS (33 FEET OFF THE CENTERLINE OF THE TRAVELED WAY IN ACCORDANCE WITH 23 M.R.S.A. § 2105).
 - PROTECTED NATURAL RESOURCES (WETLANDS, STREAMS & POTENTIAL VERNAL POOLS) WERE IDENTIFIED AND LOCATED BY WATERSHED RESOURCE CONSULTANTS, LLC (WRC) IN SEPTEMBER 2024. SEE REPORT PREPARED BY WRC DATED NOVEMBER 8, 2024. WRC IDENTIFIED A POTENTIAL VERNAL POOL ON THE NORTHERLY SIDE OF THE PROPERTY. STRUCTURE DOCUMENTATION WILL BE REQUIRED TO DETERMINE IF THIS FEATURE IS A VERNAL POOL AND IF IT IS JURISDICTIONAL TO THE MAINE DEP AND/OR U.S. ARMY CORPS OF ENGINEERS (CORPS).
 - THIS PLAN IS BASED UPON AN EXISTING CONDITIONS SURVEY PREPARED BY THIS OFFICE DATED FEBRUARY 23, 2023.
 - IN BOOK 1458 PAGE 374, PENOBSCOT NURSING HOME GRANTED AN EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY FOR THE RIGHT TO PLACE AND MAINTAIN ONE BUILDING STRUCTURE AND UNDERGROUND CABLES TO A POLE ON THE RIGHT OF WAY OF ROUTE 199 AND THAT NO STRUCTURES OR OBSTRUCTIONS WOULD BE ERRECTED WITHIN TWENTY FEET OF THE BUILDING.



DEED REFERENCE
Book 725 Page 5

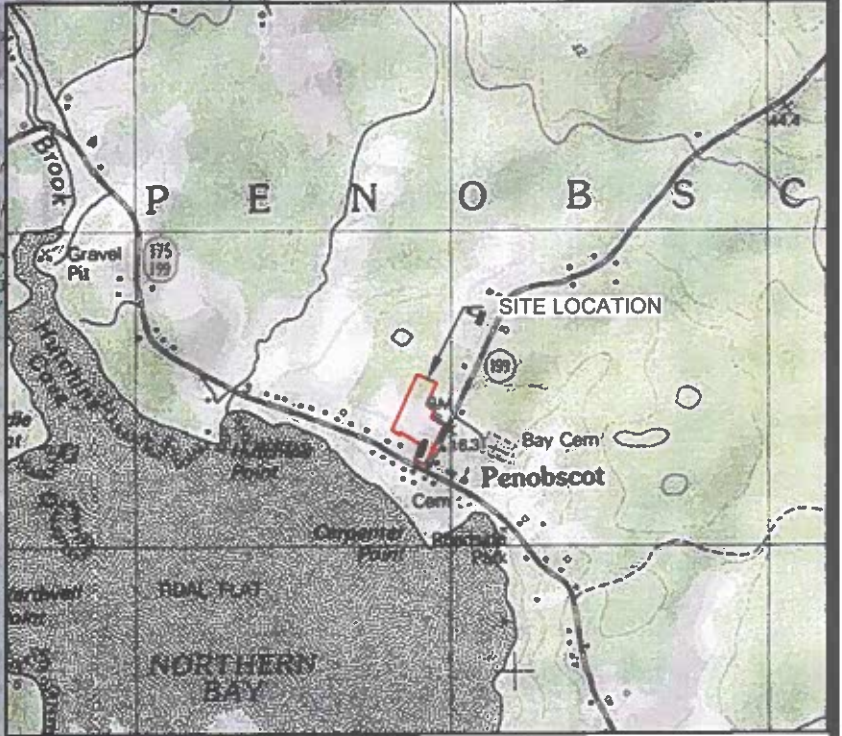
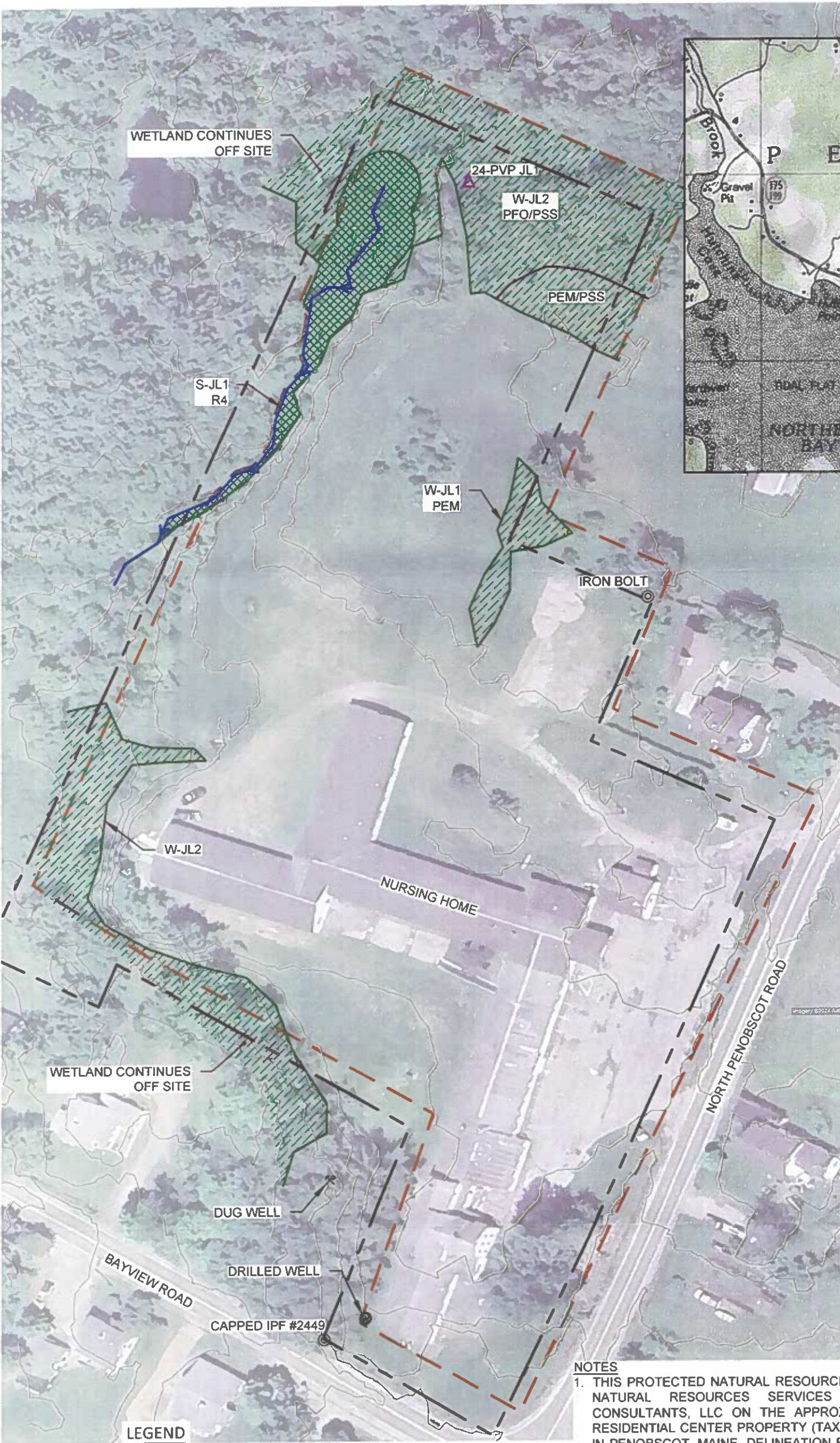
TAX MAP & LOT NUMBER
Penobscot Tax Map 08 Lot 67

OWNER OF RECORD
Eaton Holdings, LLC
PO Box 92, Deer Isle, ME 04627

PRELIMINARY SUBDIVISION PLAN
for
PHASE 1
NORTHERN BAY COMMONS
12 North Penobscot Road
Penobscot (Hancock County), Maine

due north LLC
LAND SURVEYING AND MAPPING SERVICES
158 MAIN ST. / PO BOX 211 DEER ISLE, ME 04627
207-482-2902 WWW.DUENORTHLLC.COM

Date: Jan 30, 2025
Scale: 1 inch = 30 feet
Project No. 22-071



SITE LOCATION MAP
SCALE: 1" = 2,000'

NOTES

1. THIS PROTECTED NATURAL RESOURCES PLAN DETAILS THE FINDINGS OF PROTECTED NATURAL RESOURCES SERVICES CONDUCTED BY WATERSHED RESOURCE CONSULTANTS, LLC ON THE APPROXIMATELY 5.78-ACRE FORMER NORTHERN BAY RESIDENTIAL CENTER PROPERTY (TAX MAP 8, LOT 67) AT 12 NORTH PENOBSCOT ROAD IN PENOBSCOT, MAINE. DELINEATION FIELDWORK WAS CONDUCTED IN SEPTEMBER OF 2024.
2. RESOURCE DELINEATION BOUNDARIES WERE LOCATED USING MAPPING GRADE GPS RECEIVERS. THIS PLAN IS A COMPILATION OF THE GPS DATA, A SURVEY PLAN PROVIDED BY DUE NORTH, LLC, AND PUBLICLY AVAILABLE DATA (MEGIS).
3. THIS PLAN IS TO BE USED IN CONJUNCTION WITH WATERSHED RESOURCE CONSULTANTS, LLC PROTECTED NATURAL RESOURCES REPORT. THIS PLAN IS FOR PLANNING AND RESOURCE ALTERATION PERMITTING PURPOSES ONLY, IT IS NOT A SURVEY.
4. PLAN REFERENCE: "EXISTING CONDITIONS SURVEY" DATED: FEBRUARY 23, 2023, PROVIDED BY DUE NORTH, LLC. CAD FILE: Penobscot Nursing Home_recover.dwg.

- LEGEND**
- PROJECT PARCEL (DUE NORTH)
 - LIMIT OF SERVICES
 - MDEP CLASSIFIED "WETLANDS OF SPECIAL SIGNIFICANCE"
 - MDEP CLASSIFIED "WETLANDS NOT OF SPECIAL SIGNIFICANCE" (PRELIMINARY CLASSIFICATION PENDING SPRING VERNAL POOL DOCUMENTATION)
 - STREAMS
 - 24-PVP JL1 - POTENTIAL VERNAL POOL
 - PSS - PALUSTRINE, SCRUB-SHRUB WETLANDS
 - PFO - PALUSTRINE, FORESTED WETLANDS
 - PEM - PALUSTRINE, EMERGENT WETLANDS
 - R4 - RIVERINE, INTERMITTENT STREAMS

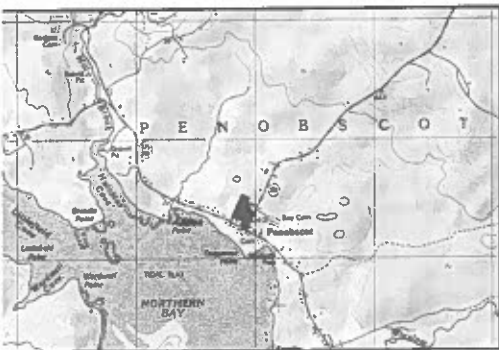
Watershed Resource Consultants, LLC.
1366 State Hwy 102
#6 Bar Harbor, ME 04609
(207) 944-7288
rstamand@wrcmaine.com

PO Box 145
Orrington, ME 04474
(207) 385-6056
lburman@wrcmaine.com

Do Not Use for Construction
For Regulatory Review Only



Protected Natural Resources Plan	
Due North, LLC. 12 North Penobscot Road Penobscot, Maine	
Job No.: 24113	Scale: 1" = 80'
Date: 10/22/2024	Sheet: 1



- LEGEND**
- STANDARD SYMBOLS WHICH MAY APPEAR ON THIS DRAWING
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 - STREET SIGN
 - GUY WIRE
 - OVERHEAD WIRES
 - PROPERTY LINE WITH BEARING AND DISTANCE
 - INTERMEDIATE CONTOUR
 - INDEX CONTOUR
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 - 3/4" DBH LOCUST TREE
 - 15" DBH POPLAR TREE
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 - 12" DIAMETER CORRUGATED METAL PIPE
 - APPROXIMATE LOCATION
 - FINISH FLOOR ELEVATION+43.8
 - AREA OF WETLANDS
 - EDGE OF WETLANDS (SEE NOTE 7)
 - STREAM
 - WETLANDS OF SPECIAL SIGNIFICANCE (WOSS)

land of
SYLVIA L. TAPLEY
REBECCA B. TAPLEY
August 23, 2022
Book 7227 Page 340
Tax Map 23 Lot 11

land of
ELIZABETH DAUS
DOUGLAS R. CAMPBELL
October 23, 2020
Book 7066 Page 252
Tax Map 23 Lot 14
see Note 48

land of
ELIZABETH DAUS
DOUGLAS R. CAMPBELL
October 23, 2020
Book 7066 Page 252
Tax Map 23 Lot 14
see Note 48

2025

HORIZONTAL COORDINATE SYSTEM AND NORTH OBSERVATION ARE BASED UPON THE MAINE COORDINATE SYSTEM OF 2005, CENTRAL ZONE (NAD 83, NGRS 2011) AND WERE DETERMINED BY REAL-TIME KINEMATIC GNSS TECHNIQUES.

ELEVATIONS AS REFERENCED HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 85) AS DETERMINED BY REAL-TIME KINEMATIC GNSS TECHNIQUES.

A RIGHT OF WAY, 33 FEET IN WIDTH, WAS RESERVED IN THE DEED FROM PENOBSCOT NURSING HOME TO THE INHABITANTS OF THE TOWN OF PENOBSCOT IN DEED BOOK 2584 PAGE 177 FOR THE BENEFIT OF REMAINING LAND OF PENOBSCOT NURSING HOME, LATER CONVEYED TO THE INHABITANTS OF PENOBSCOT IN DEED BOOK 3143 PAGE 167. NO RIGHT OF WAY WAS GRANTED TO THE INHABITANTS OF THE TOWN OF PENOBSCOT IN DEED BOOK 3143 PAGE 167.

- PLAN REFERENCES:**
- PLAN ENTITLED "PLAN OF BOUNDARY SURVEY FOR: PENOBSCOT ELEMENTARY SCHOOL, ROUTE 199, PENOBSCOT, MAINE", DATED AUGUST 10, 2001, BY RICHARD L. BOWDISH, PLS 2221.
 - PLAN ENTITLED "BOUNDARY SURVEY OF THE RICHARD R. & KRISTINE A. GRIMM PROPERTY FOR THE U.S. ARMY CORPS OF ENGINEERS HOUSING ASSISTANCE PROGRAM, 19 BAYVIEW ROAD, PENOBSCOT, HANCOCK COUNTY, MAINE", DATED AUGUST 18, 2011, BY SAGE COLLINS SURVEYING, INC., PLS 1300.

THE CONTOUR LINES AS SHOWN HEREON ARE A BLEND OF ELEVATION DATA OBTAINED VIA AN ON-THE-GROUND SURVEY IN FEBRUARY 2023 AND LIDAR DATA AVAILABLE THROUGH THE MAINE OFFICE OF GIS. THE LIDAR DATA WAS OBTAINED IN THE YEARS 2010 AND 2011. ANY CHANGES TO THE TOPOGRAPHY OTHER THAN MADE OR BY EROSION MAY NOT BE REFLECTED IN THE CONTOURS THAT ARE SHOWN HEREON OUTSIDE OF THE AREA OF INTEREST (IMPROVED PORTIONS OF PROPERTY).

THE ROAD LINE OF ROUTE 175 AND ROUTE 199 AS SHOWN HEREON IS ASSUMED TO BE TWO ROADS (33 FEET) OFF THE CENTERLINE OF THE TRAVELED WAY IN ACCORDANCE WITH 23 M.R.S.A. § 2103.

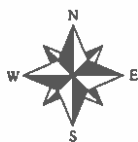
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THIS PLAN IS BASED UPON AN EXISTING CONDITIONS SURVEY PREPARED BY THIS OFFICE DATED FEBRUARY 23, 2023.

IN BOOK 1458 PAGE 374, PENOBSCOT NURSING HOME GRANTED AN EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY FOR THE RIGHT TO PLACE AND MAINTAIN ONE BUILDING STRUCTURE AND UNDERGROUND CABLES TO A POLE ON THE RIGHT OF WAY OF ROUTE 199 AND THAT NO STRUCTURES OR OBSTRUCTIONS WOULD BE ERRECTED WITHIN TWENTY FEET OF THE BUILDING.



land of
THE INHABITANTS OF
THE TOWN OF PENOBSCOT
September 12, 1996
Book 2584 Page 177
Tax Map 11 Lot 39
See Note 4A



land of
KATHLEEN M. EATON
December 7, 2011
Book 5729 Page 87
Tax Map 23 Lot 17

land of
HEATHER L. EMANUELSON
JUDITH A. HARTMAN
March 28, 2018
Book 6881 Page 365
Tax Map 23 Lot 16

land of
CONSTANCE M. BRIDGES
February 19, 2014
Book 6182 Page 297
Tax Map 23 Lot 15

DEED REFERENCE
Book 7225 Page 75

TAX MAP & LOT NUMBER
Penobscot Tax Map 08 Lot 67

OWNER OF RECORD
Eaton Holdings, LLC
PO Box 92, Deer Isle, ME 04627

**PRELIMINARY
SUBDIVISION PLAN**
for
**PHASE 1
NORTHERN BAY COMMONS**
12 North Penobscot Road
Penobscot (Hancock County), Maine

due north LLC
LAND SURVEYING AND MAPPING SERVICES
58 MAIN ST./PO BOX 217 DEER ISLE, ME 04627
207.348.2902 WWW.DUENORTHLLC.COM

Date: Nov. 1, 2024

Scale: 1 inch = 30 feet

Project No. 22-071